133.0	0006	0001.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	888,400 / 888,400
					USE VALUE:	888,400 / 888,400
					ASSESSED:	888,400 / 888,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
111		GLOUCESTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KOTTLER DORIAN BROOKS--ETAL	
Owner 2:	KOTTLER MALCOLM JAY	
Owner 3:		
Street 1:	111 GLOUCESTER STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,673 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1941, having primarily Wood Shingle Exterior and 1492 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7673.000	332,500		555,900	888,400
Total Card	0.176	332,500		555,900	888,400
Total Parcel	0.176	332,500		555,900	888,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 595.44 | /Parcel: 595.4

Legal Description

User Acct 85543

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 04/09/14

!10373!

PREVIOUS ASSESSMENT

Parcel ID: 133.0-0006-0001.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	332,600	0	7,673.	555,900	888,500	888,500	Year End Roll	12/18/2019
2019	101	FV	264,500	0	7,673.	586,800	851,300	851,300	Year End Roll	1/3/2019
2018	101	FV	264,500	0	7,673.	432,400	696,900	696,900	Year End Roll	12/20/2017
2017	101	FV	264,500	0	7,673.	413,800	678,300	678,300	Year End Roll	1/3/2017
2016	101	FV	264,500	0	7,673.	383,000	647,500	647,500	Year End	1/4/2016
2015	101	FV	245,200	0	7,673.	321,200	566,400	566,400	Year End Roll	12/11/2014
2014	101	FV	220,600	0	7,673.	313,800	534,400	534,400	Year End Roll	12/16/2013
2013	101	FV	220,600	0	7,673.	299,000	519,600	519,600		12/13/2012

PRINT

Date	Time
12/11/20	00:41:04

LAST REV

Date	Time
04/09/14	08:21:13
philc	

PAT ACCT. 10373

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	1031-165		6/1/1987		187,226	No	No		Y

USER DEFINED

Prior Id # 1:	85543
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/8/2011	1101	Dormers	116,400					ADD FULL REAR DORM
7/22/2010	868	New Wind	3,962					REPL 3 WINDOWS
6/18/2010	715	New Wind	5,119					REPLACE 4 WINDOWS
10/12/2005	948	Redo Kit	20,000	C		G7	GR FY07	
6/2/2002	394	Porch	5,600	O		G4	GR FY04	BUILD 5X6 FRONT PO

ACTIVITY INFORMATION

Date	Result	By	Name
4/9/2014	Measured	PC	PHIL C
5/2/2012	Info Fm Prmt	BR	B Rossignol
11/20/2008	Meas/Inspect	189	PATRIOT
11/9/2000	Hearing Chag	153	PATRIOT
12/1/1999	Mailer Sent		
11/4/1999	Measured	264	PATRIOT
8/15/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7673		Sq. Ft.	Site		0	90.	0.81	10			Topo	-5					555,910						555,900	

Total AC/HA: 0.17615 | Total SF/SM: 7673 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 555,910 | Spl Credit | Total: 555,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	140.318
Other Features:	103750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	348585
Depreciation:	16035
Depreciated Total:	332550

COMMENTS

OF=SINK IN BMT.. .

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 3				Baths: 1		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

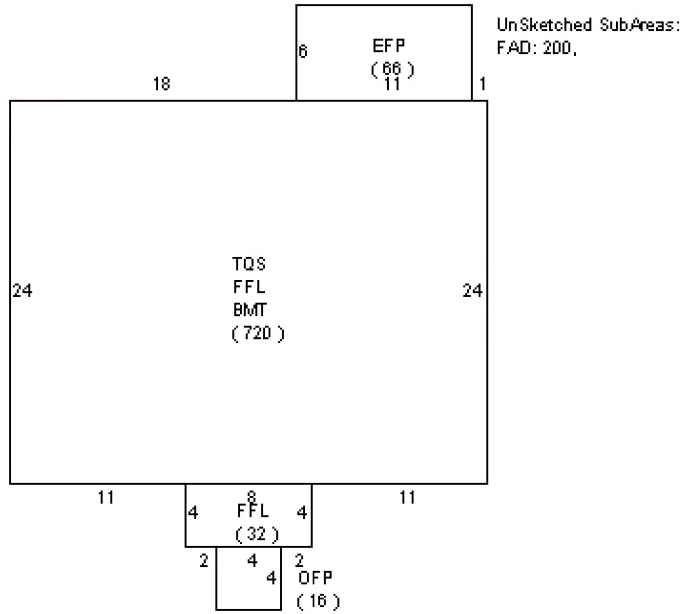
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	140.32
Special Features:	0	Val/Su Net:	144.94
Final Total:	332500	Val/Su SzAd	222.86

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	752	140.320	105,519
BMT	Basement	720	42.100	30,309
TQS	3/4 Story	540	140.320	75,772
FAD	Addition	200	140.320	28,064
EFP	Enclos Porch	66	67.780	4,474
OFP	Open Porch	16	43.560	697
	Net Sketched Area:	2,294	Total:	244,835
Size Ad	1492	Gross Are	2474	FinArea 1492

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

133.0-0006-0001.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	